



# LARGE BANK

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Comptroller of the Currency  
Administrator of National Banks

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Washington, DC 20219

## PUBLIC DISCLOSURE

January 03, 2011

### COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

First Citizens National Bank  
Charter Number: 4677

2601 Fourth Street, S.W.  
Mason City, IA 50401

Office of the Comptroller of the Currency

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**NOTE:** This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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## Overall CRA Rating

**Institution's CRA Rating:** This institution is rated Satisfactory.

The following table indicates the performance level of First Citizens National Bank with respect to the Lending, Investment, and Service Tests:

Performance Levels	First Citizens National Bank Performance Tests		
	Lending Test*	Investment Test	Service Test
Outstanding			X
High Satisfactory	X		
Low Satisfactory		X	
Needs to Improve			
Substantial Noncompliance			

\* The lending test is weighted more heavily than the investment and service tests when arriving at an overall rating.

The major factors that support this rating include:

- The High Satisfactory Lending Test performance is a combination of a substantial majority of the bank's loans being originated in the assessment area, adequate penetration of lending among businesses and farms of different sizes, and a relatively high level of community development lending.
- The Low Satisfactory Investment Test performance is based on the adequate level of qualified community development investments given the limited opportunities in the bank's assessment area.
- The Outstanding Service Test rating is based on an excellent level of community development services and good access to people of different income levels.

## Definitions and Common Abbreviations

The following terms and abbreviations are used throughout this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

**Affiliate:** Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. A bank subsidiary is controlled by the bank and is, therefore, an affiliate.

**Aggregate Lending:** The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

**Census Tract (CT):** A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

**Community Development:** Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize-

- (i) Low-or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on-
  - a. Rates of poverty, unemployment, and population loss; or
  - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

**Community Reinvestment Act (CRA):** the statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its local community, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

**Consumer Loan(s):** A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

**Family:** Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into 'male householder' (a family with a male householder and no wife present) or 'female householder' (a family with a female householder and no husband present).

**Full Review:** Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

**Geography:** A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

**Home Mortgage Disclosure Act (HMDA):** The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applications, the amount of loan requested, and the disposition of the application (e.g., approved, denied, and withdrawn). Beginning in 2004, the reports also include additional data on loan pricing, the lien status of the collateral, any requests for preapproval and loans for manufactured housing.

**Home Mortgage Loans:** Such loans include home purchase, home improvement and refinancings, as defined in the HMDA regulation. These include loans for multifamily (five or more families) dwellings, manufactured housing and one-to-four family dwellings other than manufactured housing.

**Household:** Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

**Limited Review:** Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

**Low-Income:** Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

**Market Share:** The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

**Median Family Income (MFI):** The median income determined by the U.S. Census Bureau every ten years and used to determine the income level category of geographies. Also, the median income determined by the Department of Housing and Urban Development annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above it and half below it.

**Metropolitan Area (MA):** Any metropolitan statistical area or metropolitan division, as defined by the Office of Management and Budget and any other area designated as such by the appropriate federal financial supervisory agency.

**Metropolitan Division:** As defined by Office of Management and Budget, a county or group of counties within a Metropolitan Statistical Area that contains a population of at least 2.5 million. A Metropolitan Division consists of one or more counties that represent an employment center or centers, plus adjacent counties associated with the main county or counties through commuting ties.

**Metropolitan Statistical Area:** An area, defined by the Office of Management and Budget, as having at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties, plus adjacent outlying counties having a high degree of social and economic integration with the central county as measured through commuting.

**Middle-Income:** Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography

**Moderate-Income:** Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

**Multifamily:** Refers to a residential structure that contains five or more units.

**Other Products:** Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

**Owner-Occupied Units:** Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

**Qualified Investment:** A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

**Rated Area:** A rated area is a state or multi-state metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multi-state metropolitan area, the institution will receive a rating for the multi-state metropolitan area.

**Small Loan(s) to Business(es):** A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) and the Thrift Financial Reporting (TFR) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans.

**Small Loan(s) to Farm(s):** A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

**Tier One Capital:** The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

**Upper-Income:** Individual income that is at least 120 percent of the area median income, or a median family income that is at least 120 percent, in the case of a geography.

## Description of Institution

First Citizens National Bank (FCNB) is an intrastate bank headquartered in Mason City, Iowa. The bank operates ten offices throughout north central Iowa. All except one are full-service. The exception is a drive-up facility only. The bank also operates fifteen ATMs in the communities of Charles City, Clarion, Latimer, Mason City, and Osage. Five of the ATMs accept deposits. FCNB also has one operating subsidiary, First Citizens Trust Company, which conducts fiduciary activities. The activity of this subsidiary does not impact the bank's capacity for community reinvestment. FCNB had no merger or acquisition activities during the evaluation period.

As of September 30, 2010, FCNB has total assets of \$944 million and Tier One Capital totaling \$100 million. The bank is active in business, farm, and real estate lending. The bank's \$521 million loan portfolio consisted of 37% commercial loans, 36% agricultural loans, 22% residential real estate loans, and 5% in other loans. Net loans represented 55% of the bank's total assets.

FCNB is a subsidiary of First Citizens Financial Corporation, a two-bank holding company located in Mason City. The holding company's assets totaled \$1,094 million on September 30, 2010. The bank's affiliate, Kanabec State Bank, is a \$137 million bank located in Mora, MN. FCNB also funds charitable contributions through First Citizens National Bank Charitable Foundation, an affiliate of First Citizens Financial Corporation. Charitable contributions made through this affiliate are included in this evaluation under the Investment Test.

There are no legal, financial, or other factors impeding FCNB's ability to help meet local credit and community development needs.

The assessment area (AA) meets the requirements of the regulation and does not arbitrarily exclude any low- or moderate-income (LMI) areas. For additional information on FCNB's AA, see Market Profile – Demographic Information Table in Appendix B.

The last CRA examination is dated October 1, 2007 and the CRA rating was "Satisfactory".



## Scope of the Evaluation

### Evaluation Period/Products Evaluated

The evaluation period for the Lending Test is January 1, 2007 through December 31, 2010, except for community development loans which are evaluated October 1, 2007 through December 31, 2010. We evaluated small farm, small business, home mortgage, and community development loans. A sample of 60 home mortgage loans was used to determine the bank's performance of borrower distribution. Market comparisons for small business and small farm lending are based on 2009 peer data. Peer data for the bank's home mortgage lending is not available since the bank is not subject to Home Mortgage Disclosure Act (HMDA) reporting.

We gave the greatest weight to the bank's small farm performance for the Lending Test, based on loan volume. These loans represent 50% by number of the loans we considered in the evaluation. FCNB's small loans to businesses represent 29% and home mortgage 21%. In the home mortgage category, we gave the greatest weight to refinance loans (13%), followed by home purchase (6%) and home improvement (2%).

For the Investment Test, we evaluated both the bank's equity investments and donations. For the Service Test, we evaluated retail services and community development services. The evaluation period for these activities was October 1, 2007 through December 31, 2010.

We reviewed all community development loans, investments, and services provided by FCNB management to ensure they met the regulatory definition of community development. Those that did not meet the definition were excluded from this evaluation.

### Data Integrity

FCNB publicly reports data on the small business and small farm loans it originates. Prior to starting this evaluation, we reviewed and tested this data based on a sample. We determined the data was generally accurate and included all data in the CRA evaluation.

FCNB does not publicly report data on home mortgage loans it originates. However, some data is gathered on geographic information. We tested this information and found it to be accurate. Income information is not collected, so a sample of 60 residential real estate loans was reviewed and income information was gathered for use in the analysis of the borrower distribution of these loans.

### Selection of Areas for Full-Scope Review

FCNB has one AA which is located in a non-Metropolitan Statistical Area (MSA). We conducted a full-scope review for this AA.

### Ratings

The bank's overall rating is based on a full-scope review of the Mason City AA.

## **Other**

We conducted one community contact during this examination. The community contact is with an organization that assists with affordable housing needs in the AA. The contact stated that housing assistance, in the form of rental and mortgage assistance, has increased during the last few years. There is significant competition among local financial institutions. The contact felt that local banks are active in the community and are meeting community needs.

## **Fair Lending or Other Illegal Credit Practices Review**

We found no evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs.

## Conclusions with Respect to Performance Tests

### LENDING TEST

#### Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the lending test is rated High Satisfactory. This is based on a full-scope review of the Mason City AA.

#### Lending Activity

Refer to Table 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's lending activity.

Lending levels reflect excellent responsiveness in relation to area credit needs and FCNB's deposit market share. FCNB has the largest share of deposits of the 39 financial institutions in the AA at 17.35% or \$664 million as of June 30, 2010 per the Federal Deposit Insurance Corporation.

The bank also ranks first among 18 lenders in the AA for loans to small farms with 78.7% of the market share and first of 30 lenders in the AA for loans to small businesses with a market share of 28.13%. Market share information for home mortgage lending is not available since the bank is not required to report mortgage information under the Home Mortgage Disclosure Act.

#### Distribution of Loans by Income Level of the Geography

Refer to Tables 2, 3, 4, 5, 6, and 7 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases, small loans to businesses, and small loans to farms.

The geographic distribution of all loans within the Mason City AA is not meaningful since the AA does not include any LMI census tracts (CT).

#### *Inside/Outside Ratio*

FCNB's lending within its AA is excellent with a substantial majority of loans made in the bank's AA. During our evaluation period, FCNB originated 91% of all home mortgage, small business, and small farm loans within the Mason City AA.

#### Distribution of Loans by Income Level of the Borrower

##### *Home Mortgage Loans*

Refer to Tables 8, 9, and 10 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

The overall borrower distribution of FCNB's home mortgage loans reflects excellent penetration among individuals of different income levels. Performance of lending to low-income individuals takes a moderate poverty level of 8.8% into consideration.

### Home Purchase Loans

FCNB's distribution of home purchase loans to borrowers of different incomes is excellent. This is based on a sample of 16 loans originated between January 1, 2007 and June 30, 2010. The percentage of loans made to low-income borrowers exceeds the demographic information of the percentage of families in the AA that are low-income. For moderate-income borrowers, the percentage of loans is near the demographics of the area.

### Home Improvement Loans

FCNB's distribution of home improvement loans to borrowers of different incomes is excellent. This is based on a sample of 11 loans originated between January 1, 2007 and June 30, 2010. The percentage of loans made to moderate-income borrowers exceeds the demographic information for the AA and is somewhat below the area demographics for low-income individuals.

### Home Refinance Loans

FCNB's distribution of home refinance loans to borrowers of different incomes is good. We used a sample of 33 loans originated between January 1, 2007 and June 30, 2010 to assess performance. The percentage of loans made to moderate-income borrowers is near the demographic information and loans to low-income borrowers are below the demographics of the area.

### ***Small Loans to Businesses***

Refer to Table 11 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to businesses.

The distribution of small loans to businesses reflects adequate penetration among business customers of different sizes. The percentage of FCNB's loans to small businesses (those with revenues of \$1 million or less) is somewhat lower than the area demographics.

### ***Small Loans to Farms***

Refer to Table 12 in the appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to farms.

FCNB's distribution of small loans to farms is adequate. The percentage of FCNB's loans made to small farms (those with revenues of \$1 million or less) is somewhat less than the area demographics.

### **Community Development Lending**

Refer to Table 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's level of community development lending.

Community development lending had a positive impact on FCNB's lending performance. During the evaluation period, the bank originated 25 qualifying community development loans totaling \$5.4 million or 5.45% of Tier One Capital. Nineteen loans were originated to help flood victims repair homes in a declared federal disaster area. FCNB does not have any innovative or flexible loan products.

## **INVESTMENT TEST**

### **Conclusions for Areas Receiving Full-Scope Reviews**

FCNB's performance under the investment test is rated Low Satisfactory. This is based on adequate performance under the full-scope review of the Mason City AA.

Refer to Table 14 in appendix C for the facts and data used to evaluate the bank's level of qualified investments.

The total volume of qualified investments in the Mason City AA is adequate given the limited opportunities in the bank's AA. There are fewer opportunities available in the AA than in other more populated areas. Investments made during the evaluation period are responsive to the identified AA needs. None of the investments are considered to be innovative or complex.

During the review period, FCNB made 37 qualified investments totaling \$879,700, representing .88% of Tier One Capital. One new investment totaling \$500,000 was to a nursing facility for Senior Housing Crime Prevention. Monetary donations went to various organizations that provide social services for low- and moderate-income persons (\$346.2 thousand), affordable housing (\$17.5 thousand), and economic development (\$16 thousand). In addition, the bank continues to hold two prior period investments totaling \$264,435.

## **SERVICE TEST**

### **Conclusions for Areas Receiving Full-Scope Reviews**

The bank's performance under the Service Test is rated Outstanding. This is based on a full-scope review of the Mason City AA.

### **Retail Banking Services**

Refer to Table 15 in appendix C for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings.

FCNB's service delivery systems are readily accessible to individuals of different income levels in its AA. The bank has ten office locations, all in middle-income CTs. A branch in Latimer was constructed to replace the existing branch with a drive-up and automated teller machine (ATM) added for additional customer service. At the same time, FCNB offered low-interest loans to main street businesses to improve the appearance of store fronts. This office is located in a distressed CT within the AA. No offices were opened or closed during the evaluation period.

Business hours and services are reasonable and do not vary in a way that inconveniences any portion of the AA. The majority of offices offer a full range of traditional banking services and have extended hours in the evenings and on Saturdays. FCNB has alternative delivery systems in the form of ATMs, internet banking, and telephone banking.

### **Community Development Services**

FCNB's level of community development services is excellent making them a leader in providing community development services to the AA. Bank personnel serve as board members, sub-committee members, and mentors. Bank employees averaged over 2,600 hours per year during the evaluation period providing services such as financial expertise, services to low- and moderate-income individuals, assistance with affordable housing needs, and revitalization and stabilization of AA communities.

## Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the metropolitan and nonmetropolitan areas that received comprehensive examination review (designated by the term “full-scope”) and those that received a less comprehensive review (designated by the term “limited-scope”).

<b>Time Period Reviewed</b>	Lending Test (excludes CD Loans): (01/01/2007 to 06/30/2010) Investment and Service Tests and CD Loans: (10/01/2007 to 12/31/2010)	
<b>Financial Institution</b>	<b>Products Reviewed</b>	
First Citizens National Bank (FCNB) Mason City, Iowa	Home Mortgage Loans, Small Business Loans, and Small Farm Loans	
<b>Affiliate(s)</b>	<b>Affiliate Relationship</b>	<b>Products Reviewed</b>
None		
<b>List of Assessment Areas and Type of Examination</b>		
<b>Assessment Area</b>	<b>Type of Exam</b>	<b>Other Information</b>
Mason City, IA	Full-Scope	

## Appendix B: Market Profiles for Full-Scope Areas

### Mason City Assessment Area

Demographic Information for Full-Scope Area: Mason City, Iowa						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	38	0.00	0.00	100.00	0.00	0.00
Population by Geography	136,590	0.00	0.00	100.00	0.00	0.00
Owner-Occupied Housing by Geography	41,873	0.00	0.00	100.00	0.00	0.00
Businesses by Geography	10,998	0.00	0.00	100.00	0.00	0.00
Farms by Geography	2,820	0.00	0.00	100.00	0.00	0.00
Family Distribution by Income Level	37,595	16.40	19.31	27.00	37.30	0.00
Distribution of Low- and Moderate-Income Families throughout AA Geographies	13,423	0.00	0.00	100.00	0.00	0.00
Median Family Income = \$43,887						
HUD Adjusted Median Family Income for 2010 = \$57,000						
Households Below the Poverty Level = 9%						
		Median Housing Value = \$68,658				
		Unemployment Rate = 2.21%				

(\*) The NA category consists of geographies that have not been assigned an income classification.  
 Source: 2000 U.S. Census, and 2010 HUD updated MFI.

FCNB’s AA consists of ten whole or partial counties. The whole counties are Cerro Gordo, Chickasaw, Floyd, Franklin, Hancock, Mitchell, and Wright. The partial counties are Butler, Howard, and Worth. All the counties are contiguous and are in the north central region of Iowa. The AA consists of 38 CTs. Based on 2000 Census data, there are no LMI CTs in the AA. The AA complies with regulatory requirements and does not arbitrarily exclude any low- or moderate-income CTs.

The largest city in the AA is Mason City, which is located in Cerro Gordo County. The population of Mason City is 27,489 people. Based on the 2000 census, approximately 25% of the population is 18 and under, 25% are between the ages of 25-44, and 25% are 45-64. According to the US Census Bureau, the total population of the AA is nearly 150,000 people. Major employers include Mercy Hospital, Curries/Graham, Kraft Foods, Portland Cement, Cargill, and Martin-Brower. According to the Bureau of Labor Statistics, unemployment among the counties ranges from 4.8% to 7.2% as of September 2010. This is consistent with Iowa’s September 2010 unemployment rate at 6.7% and below the national average of 9.6%.

The AA includes ten distressed or underserved CTs as of the 2010 regulatory agency designation. In May 2008, a large portion of the AA was declared a federal disaster area due to significant flooding.



## Appendix C: Tables of Performance Data

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### Content of Standardized Tables

References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the lending test tables, the following are applicable: (1) purchased loans are treated as originations/purchases and market share is the number of loans originated and purchased by the bank as a percentage of the aggregate number of reportable loans originated and purchased by all lenders in the MA/assessment area; (2) Partially geocoded loans (loans where no census tract is provided) cannot be broken down by income geographies and, therefore, are only reflected in the Total Loans in Core Tables 2 through 7 and part of Table 13; and (3) Partially geocoded loans are included in the Total Loans and % Bank Loans Column in Core Tables 8 through 12 and part of Table 13. Tables without data are not included in this PE.

The following is a listing and brief description of the tables:

- Table 1. Lending Volume** - Presents the number and dollar amount of reportable loans originated and purchased by the bank over the evaluation period by MA/assessment area. Community development loans to statewide or regional entities or made outside the bank’s assessment area may receive positive CRA consideration. See Interagency Q&As \_\_\_12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such loans. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.
- Table 1. Other Products** - Presents the number and dollar amount of any unreported category of loans originated and purchased by the bank over the evaluation period by MA/assessment area. Examples include consumer loans or other data that a bank may provide, at its option, concerning its lending performance. This is a two-page table that lists specific categories.
- Table 2. Geographic Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.
- Table 3. Geographic Distribution of Home Improvement Loans** - See Table 2.
- Table 4. Geographic Distribution of Home Mortgage Refinance Loans** - See Table 2.
- Table 5. Geographic Distribution of Multifamily Loans** - Compares the percentage distribution of the number of multifamily loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of multifamily housing units throughout those geographies. The table

also presents market share information based on the most recent aggregate market data available.

- Table 6. Geographic Distribution of Small Loans to Businesses** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small business data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table 7. Geographic Distribution of Small Loans to Farms** - The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table 8. Borrower Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MA/assessment area. The table also presents market share information based on the most recent aggregate market data available.
- Table 9. Borrower Distribution of Home Improvement Loans** - See Table 8.
- Table 10. Borrower Distribution of Refinance Loans** - See Table 8.
- Table 11. Borrower Distribution of Small Loans to Businesses** - Compares the percentage distribution of the number of small loans (less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to the percentage distribution of businesses with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the business. Market share information is presented based on the most recent aggregate market data available.
- Table 12. Borrower Distribution of Small Loans to Farms** - Compares the percentage distribution of the number of small loans (less than or equal to \$500,000) originated and purchased by the bank to farms with revenues of \$1 million or less to the percentage distribution of farms with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the farm.

Market share information is presented based on the most recent aggregate market data available.

**Table 13. Geographic and Borrower Distribution of Consumer Loans (OPTIONAL)** - For geographic distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households within each geography. For borrower distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage of households by income level in each MA/assessment area.

**Table 14. Qualified Investments** - Presents the number and dollar amount of qualified investments made by the bank in each MA/AA. The table separately presents investments made during prior evaluation periods that are still outstanding and investments made during the current evaluation period. Prior-period investments are reflected at their book value as of the end of the evaluation period. Current period investments are reflected at their original investment amount even if that amount is greater than the current book value of the investment. The table also presents the number and dollar amount of unfunded qualified investment commitments. In order to be included, an unfunded commitment must be legally binding and tracked and recorded by the bank's financial reporting system.

A bank may receive positive consideration for qualified investments in statewide/regional entities or made outside of the bank's assessment area. See Interagency Q&As \_\_.12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such investments. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.

**Table 15. Distribution of Branch Delivery System and Branch Openings/Closings** - Compares the percentage distribution of the number of the bank's branches in low-, moderate-, middle-, and upper-income geographies to the percentage of the population within each geography in each MA/AA. The table also presents data on branch openings and closings in each MA/AA.

**Table 1. Lending Volume**

LENDING VOLUME												
Geography: Mason City AA												
Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010												
Assessment Area (2010):	% of Rated Area Loans (#) in MA/AA <sup>*</sup>	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans <sup>**</sup>		Total Reported Loans		% of Rated Area Deposits in MA/AA <sup>***</sup>
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	
<b>Full Review:</b>												
First Citizens Mason City AA	100.00	60	3,890	2,899	169,436	5,037	402,163	25	5,427	8,021	580,916	100.00

<sup>\*</sup> Loan Data as of June 30, 2010. Rated area refers to either state or multi-state MA rating area.

<sup>\*\*</sup> The evaluation period for Community Development Loans is from January 01, 2007 to June 30, 2010.

<sup>\*\*\*</sup> Deposit Data as of January 11, 2011. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

**Table 2. Geographic Distribution of Home Purchase Loans**

Geographic Distribution: HOME PURCHASE		Geography: Mason City AA				Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010					Market Share (%) by Geography <sup>*</sup>				
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Over all	Low	Mod	Mid	Upp
	#	% of Total <sup>**</sup>	% Owner Occ Units <sup>***</sup>	% BANK Loans <sup>****</sup>	% Owner Occ Units <sup>***</sup>	% BANK Loans	% Owner Occ Units <sup>***</sup>	% BANK Loans	% Owner Occ Units <sup>***</sup>	% BANK Loans					
<b>Full Review:</b>															
Mason City First Citizens AA	597	0.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00	0.00	NA	NA	NA	NA	NA

<sup>\*</sup> Based on 2009 Peer Mortgage Data (USPR)

<sup>\*\*</sup> Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

<sup>\*\*\*</sup> Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

<sup>\*\*\*\*</sup> Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

**Table 3. Geographic Distribution of Home Improvement Loans**

Geographic Distribution: HOME IMPROVEMENT		Geography: Mason City AA				Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010					Market Share (%) by Geography*				
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans					
<b>Full Review:</b>															
Mason City First Citizens AA	204	100.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00	0.00	NA	NA	NA	NA	NA

\* Based on 2009 Peer Mortgage Data (USPR)

\*\* Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

\*\*\* Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

\*\*\*\* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

**Table 4. Geographic Distribution of Home Mortgage Refinance Loans**

Geographic Distribution: HOME MORTGAGE REFINANCE			Geography: Mason City AA				Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010					Market Share (%) by Geography*				
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp	
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans						
<b>Full Review:</b>																
Mason City First Citizens AA	1,244	100.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00	0.00	NA	NA	NA	NA	NA	

\* Based on 2009 Peer Mortgage Data (USPR)

\*\* Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

\*\*\* Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

\*\*\*\* Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

**Table 5. Geographic Distribution of Multifamily Loans**

Geographic Distribution: MULTIFAMILY		Geography: Mason City AA				Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010					Market Share (%) by Geography*				
Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp
	#	% of Total**	% of MF Units***	% BANK Loans****	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans					
<b>Full Review:</b>															
Mason City First Citizens AA	0	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	NA	NA	NA	NA	NA

\* Based on 2009 Peer Mortgage Data (USPR)

\*\* Multi-family loans originated and purchased in the MA/AA as a percentage of all multi-family loans originated and purchased in the rated area.

\*\*\* Percentage of Multi Family Units is the number of multi family units in a particular geography divided by the number of multifamily housing units in the area based on 2000 Census information.

\*\*\*\* Multifamily loan distribution includes Home Purchases, Home Improvement and Refinances.



**Table 6. Geographic Distribution of Small Loans to Businesses**

Geographic Distribution: SMALL LOANS TO BUSINESSES			Geography: Mason City AA				Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010					Market Share (%) by Geography <sup>*</sup>				
Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp	
	#	% of Total <sup>**</sup>	% of Businesses <sup>***</sup>	% BANK Loans	% of Businesses <sup>***</sup>	% BANK Loans	% of Businesses <sup>***</sup>	% BANK Loans	% of Businesses <sup>***</sup>	% BANK Loans						
<b>Full Review:</b>																
Mason City First Citizens AA	2,899	100.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00	0.00	28.13	0.00	0.00	29.26	0.00	

<sup>\*</sup> Based on 2009 Peer Small Business Data -- US and PR

<sup>\*\*</sup> Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

<sup>\*\*\*</sup> Source Data - Dun and Bradstreet (2010).

**Table 7. Geographic Distribution of Small Loans to Farms**

Geographic Distribution: SMALL LOANS TO FARMS		Geography: Mason City AA					Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010					Market Share (%) by Geography*				
Assessment Area:	Total Small Farm Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp	
	#	% of Total**	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans	% of Farms***	% BANK Loans						
<b>Full Review:</b>																
Mason City First Citizens AA	5,037	100.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00	0.00	78.70	0.00	0.00	78.79	0.00	

\* Based on 2009 Peer Small Business Data -- US and PR

\*\* Small loans to farms originated and purchased in the MA/AA as a percentage of all small loans to farms originated and purchased in the rated area.

\*\*\* Source Data - Dun and Bradstreet (2010).

**Table 8. Borrower Distribution of Home Purchase Loans**

Borrower Distribution: HOME PURCHASE		Geography: Mason City AA				Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010					Market Share <sup>*</sup>				
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Overall	Low	Mod	Mid	Upp
	#	% of Total <sup>**</sup>	% Families <sup>***</sup>	% BANK Loans <sup>****</sup>	% Families <sup>1</sup>	% BANK Loans <sup>****</sup>	% Families <sup>***</sup>	% BANK Loans <sup>****</sup>	% Families <sup>***</sup>	% BANK Loans <sup>****</sup>					
<b>Full Review:</b>															
Mason City First Citizens AA	16	2.68	16.40	31.25	19.31	18.75	27.00	25.00	37.30	25.00	NA	NA	NA	NA	NA

<sup>\*</sup> Based on 2009 Peer Mortgage Data (USPR)

<sup>\*\*</sup> Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

<sup>\*\*\*</sup> Percentage of Families is based on the 2000 Census information.

<sup>\*\*\*\*</sup> As a percentage of loans with borrower income information available. No information was available for 0.0% of loans originated and purchased by bank.

<sup>1</sup> Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

**Table 9. Borrower Distribution of Home Improvement Loans**

Borrower Distribution: HOME IMPROVEMENT		Geography: Mason City AA					Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010					Market Share*				
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Overall	Low	Mod	Mid	Upp	
	#	% of Total**	% Families***	% BANK Loans****	% Families <sup>2</sup>	% BANK Loans****	% Families***	% BANK Loans****	% Families***	% BANK Loans****						
<b>Full Review:</b>																
Mason City First Citizens AA	11	5.39	16.40	9.09	19.31	36.36	27.00	27.27	37.30	27.27	NA	NA	NA	NA	NA	

\* Based on 2009 Peer Mortgage Data (USPR)

\*\* Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

\*\*\* Percentage of Families is based on the 2000 Census information.

\*\*\*\* As a percentage of loans with borrower income information available. No information was available for 0.0% of loans originated and purchased by bank.

<sup>2</sup> Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

**Table 10. Borrower Distribution of Home Mortgage Refinance Loans**

Borrower Distribution: HOME MORTGAGE REFINANCE			Geography: Mason City AA				Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010					Market Share*				
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*					
	#	% of Total**	% Families***	% BANK Loans****	% Families <sup>3</sup>	% BANK Loans****	% Families***	% BANK Loans****	% Families***	% BANK Loans****	Overall	Low	Mod	Mid	Upp	
<b>Full Review:</b>																
Mason City First Citizens AA	33	2.65	16.40	9.09	19.31	18.18	27.00	15.15	37.30	57.58	NA	NA	NA	NA	NA	

\* Based on 2009 Peer Mortgage Data (USPR)

\*\* Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

\*\*\* Percentage of Families is based on the 2000 Census information.

\*\*\*\* As a percentage of loans with borrower income information available. No information was available for 0.0% of loans originated and purchased by bank.

<sup>3</sup> Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

**Table 11. Borrower Distribution of Small Loans to Businesses**

Borrower Distribution: SMALL LOANS TO BUSINESSES		Geography: Mason City AA			Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010				
Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Market Share <sup>*</sup>	
	#	% of Total <sup>**</sup>	% of Businesses <sup>***</sup>	% BANK Loans <sup>****</sup>	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev\$ 1 Million or Less
<b>Full Review:</b>									
Mason City First Citizens AA	2,899	100.00	77.30	67.82	87.14	7.69	5.17	28.13	49.33

<sup>\*</sup> Based on 2009 Peer Small Business Data -- US and PR

<sup>\*\*</sup> Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

<sup>\*\*\*</sup> Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2010).

<sup>\*\*\*\*</sup> Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 18.82% of small loans to businesses originated and purchased by the bank.

**Table 12. Borrower Distribution of Small Loans to Farms**

Borrower Distribution: SMALL LOANS TO FARMS		Geography: Mason City AA			Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010				
Assessment Area:	Total Small Loans to Farms		Farms With Revenues of \$1 million or less		Loans by Original Amount Regardless of Farm Size			Market Share <sup>*</sup>	
	#	% of Total <sup>**</sup>	% of Farms <sup>***</sup>	% BANK Loans <sup>****</sup>	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$500,000	All	Rev\$ 1 Million or Less
<b>Full Review:</b>									
Mason City First Citizens AA	5,037	100.00	98.90	72.66	75.18	17.91	6.91	78.70	84.13

<sup>\*</sup> Based on 2009 Peer Small Business Data -- US and PR

<sup>\*\*</sup> Small loans to farms originated and purchased in the MA/AA as a percentage of all small loans to farms originated and purchased in the rated area.

<sup>\*\*\*</sup> Farms with revenues of \$1 million or less as a percentage of all farms (Source D&B - 2010).

<sup>\*\*\*\*</sup> Small loans to farms with revenues of \$1 million or less as a percentage of all loans reported as small loans to farms. No information was available for 17.05% of small loans to farms originated and purchased by the bank.

**Table 14. Qualified Investments**

QUALIFIED INVESTMENTS									
Geography: Mason City AA				Evaluation Period: October 1, 2007 TO December 31, 2010					
Assessment Area:	Prior Period Investments <sup>*</sup>		Current Period Investments		Total Investments			Unfunded Commitments <sup>**</sup>	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
<b>Full Review:</b>									
Mason City First Citizens AA	2	264	37	880	39	1,144	100.00	0	0

<sup>\*</sup> 'Prior Period Investments' means investments made in a previous period that are outstanding as of the examination date.

<sup>\*\*</sup> 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.



**Table 15. Distribution of Branch Delivery System and Branch Openings/Closings**

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS				Geography: Mason City AA				Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010									
MA/Assessment Area:	Deposits	Branches						Branch Openings/Closings				Population					
	% of Rated Area Deposits in AA	# of BANK Branches	% of Rated Area Branches in AA	Location of Branches by Income of Geographies (%)				# of Branch Openings	# of Branch Closings	Net change in Location of Branches (+ or -)				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
<b>Full Review:</b>																	
Mason City First Citizens AA	100.00	10	100.00	0.00	0.00	100.00	0.00	0	0	0	0	0	0	0.00	0.00	100.00	0.00

**Distribution of Branch and ATM Delivery System**

Distribution of Branch and ATM Delivery System		Geography: FCNB						Evaluation Period: JANUARY 1, 2007 TO JUNE 30, 2010									
MA/Assessment Area:	Deposits	Branches						ATMs				Population					
	% of Total Bank Deposits	# of Bank Branches	% of Total Bank Branches	Location of Branches by Income of Geographies (%)				#of Bank ATMs	% of Total Bank ATMs	Location of ATMs by Income of Geographies				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
<b>Full Review:</b>																	
Mason City First Citizens AA	100.00	10	100.00	0	0	100.00	0	15	100.00	0	0	100.00	0	0.00	0.00	100.00	0.00